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7 LARRY ROTHMAN & ASSOCIATES

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13 Attorneys for the Defendant:

14 SILVERSTEIN EVICTION LAW OFFICES (STEVEN D. SILVERSTEIN)

16 **UNITED STATES DISTRICT COURT**

18 **CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA**

20 RONALE BEA-MONE

CASE NO: 8:17- cv-550-JLS  
(DFMx)

22 Plaintiff,

23 vs.

**CREDITOR' S LIEN**

24 SILVERSTEIN EVICTION LAW  
25 OFFICES

Judge: Josephine L. Staton  
Courtroom: 10A

26 Defendant.

1 TO THE CLERK OF THE COURT, THE COURT, ALL PARTIES AND  
2 THEIR ATTORNEYS OF RECORD:

3 PLEASE TAKE NOTICE that a Creditor, Carlos Homs, Trustee for the  
4 Carlos Homs Family Trust claims a priority lien on this case for funds that are  
5 determined in favor of the Plaintiff under *Code of Civil Procedure Section*  
6 *708.410* Judgment creditor's lien in pending action or proceeding that states:  
7  
8

9  
10  
11 (a) A judgment creditor who has a money judgment against a judgment debtor who  
12 is a party to a pending action or special proceeding may obtain a lien under this  
13 article, to the extent required to satisfy the judgment creditor's money judgment,  
14 on both of the following:

15 (1) Any cause of action of such judgment debtor for money or property that is the  
16 subject of the action or proceeding.

17 (2) The rights of such judgment debtor to money or property under any judgment  
18 subsequently procured in the action or proceeding.

19 (b) To obtain a lien under this article, the judgment creditor shall file a notice of  
20 lien and an abstract or certified copy of the judgment creditor's money judgment in  
21 the pending action or special proceeding.

22 (c) At the time of the filing under subdivision (b) or promptly thereafter, the  
23 judgment creditor shall serve on all parties who, prior thereto, have made an  
24 appearance in the action or special proceeding a copy of the notice of lien and a  
25 statement of the date when the notice of lien was filed in the action or special  
26 proceeding. Service shall be made personally or by mail. Failure to serve all parties  
27 as required by this subdivision does not affect the lien created by the filing under  
28 subdivision (b), but the rights of a party are not affected by the lien until the party  
has notice of the lien.

(d) For the purpose of this article, an action or special proceeding is pending until  
the time for appeal from the judgment has expired or, if an appeal is filed, until the  
appeal has been finally determined.

1 Attached as Exhibit 1 is a certified copy of the judgment that has been liened.

2  
3 LARRY ROTHMAN AND ASSOCIATES

4 DATED: November 19, 2018.

5 S/LARRY ROTHMAN  
6 LARRY ROTHMAN,  
7 Attorney for the Defendant:  
8 SILVERSTEIN EVICTION LAW OFFICES

9 HARRINGTON FOXX DUBROW AND CANTER LLP

10  
11 DATED: November 19, 2018.

12 S/DALE B. GOLDFARB  
13 DALE B. GOLDFARB  
14 Attorney for the Defendant:  
15 SILVERSTEIN EVICTION LAW OFFICES

16  
17 DATED: November 19, 2018.

18  
19 S/STEVEN D. SILVERSTEIN  
20 STEVEN D. SILVERSTEIN  
21 State Bar No. 86466  
22 14351 Redhill Avenue, Suite G  
23 Tustin, CA 92680  
24 (714) 832-3651 telephone  
25 (714) 832-7781 facsimile  
26 evictions@stevensilverstein.com

27 Attorney for Judgment Creditor  
28 Carlos Homs, Trustee for the Carlos Homs Family Trust

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**EXHIBIT 1**

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UD-110

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address): <b>STEVEN D. SILVERSTEIN #86466</b> ATTORNEY AT LAW 14351 RED HILL AVE., SUITE G TUSTIN, CA 92780		FOR COURT USE ONLY  <div style="text-align: center;"> <b>FILED</b>          SUPERIOR COURT OF CALIFORNIA          COUNTY OF RIVERSIDE           NOV 22 2016          K. Paleo <i>[Signature]</i> </div>
TELEPHONE NO.: 714-832-3651 FAX NO. (Optional): E-MAIL ADDRESS (Optional): <b>EVICTIIONS@STEVENDSILVERSTEIN.COM</b> ATTORNEY FOR: <b>PLAINTIFF</b>		
SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE STREET ADDRESS: 30755-D AULD ROAD MAILING ADDRESS: SAME AS ABOVE CITY AND ZIP CODE: MURRIETA, CA 92563 BRANCH NAME: SOUTHWEST JUSTICE CENTER		
PLAINTIFF: <b>CARLOS HOMS, TRUSTEE OF THE CARLOS HOMS AND JOSEFINA HOMS FAMILY TRUST</b> DEFENDANT: <b>RONALE J. BEA-MONE III; MONALISA YOUNG</b>		
<b>JUDGMENT—UNLAWFUL DETAINER</b> <input type="checkbox"/> By Clerk <input type="checkbox"/> By Default <input checked="" type="checkbox"/> After Court Trial <input checked="" type="checkbox"/> By Court <input type="checkbox"/> Possession Only <input type="checkbox"/> Defendant Did Not Appear at Trial		CASE NUMBER: <b>SWC1601906</b>

## JUDGMENT

1. ☐ **BY DEFAULT**
- Defendant was properly served with a copy of the summons and complaint.
  - Defendant failed to answer the complaint or appear and defend the action within the time allowed by law.
  - Defendant's default was entered by the clerk upon plaintiff's application.
  - ☐ Clerk's Judgment (Code Civ. Proc., § 1169). For possession only of the premises described on page 2 (Item 4).
  - ☒ Court Judgment (Code Civ. Proc., § 585(b)). The court considered
    - ☒ plaintiff's testimony and other evidence.
    - ☐ plaintiff's or others' written declaration and evidence (Code Civ. Proc., § 585(d)).
2. ☒ **AFTER COURT TRIAL.** The jury was waived. The court considered the evidence.
- The case was tried on (date and time): **11/22/16 @ 1:00 P.M.**  
 before (name of judicial officer): **ALBERT J WOJCIK**
  - Appearances by:
 

<input checked="" type="checkbox"/> Plaintiff (name each): <b>CARLOS HOMS, TRUSTEE OF THE CARLOS HOMS AND JOSEFINA HOMS FAMILY TRUST</b>	<input checked="" type="checkbox"/> Plaintiff's attorney (name each): <b>(1) BILL WINDHAM SPECIALLY APPEARING FOR STEVEN D. SILVERSTEIN</b> <b>(2)</b>
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☐ Continued on Attachment 2b (form MC-025).  
☒ Defendant (name each):  
**Ronale J Bea-mone III**  
**monalisa young**

<input type="checkbox"/> Defendant's attorney (name each): <b>(1)</b> <b>(2)</b>
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☐ Continued on Attachment 2b (form MC-025).
  - ☐ Defendant did not appear at trial. Defendant was properly served with notice of trial.
  - ☒ A statement of decision (Code Civ. Proc., § 632) ☒ was not ☐ was requested.

NOV 28 2016

PLAINTIFF: CARLOS HOMS, TRUSTEE OF THE CARLOS HOMS AND JOSEFINA HOMS FAMILY TRUST DEFENDANT: RONALE J. BEA-MONE III; MONALISA YOUNG	CASE NUMBER SWC1601906
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JUDGMENT IS ENTERED AS FOLLOWS BY: ☒ THE COURT ☐ THE CLERK

## 3. Parties. Judgment is

- a. ☒ for plaintiff (name each): CARLOS HOMS, TRUSTEE OF THE CARLOS HOMS AND JOSEFINA HOMS FAMILY TRUST  
and against defendant (name each): RONALE J. BEA-MONE III; MONALISA YOUNG

☐ Continued on Attachment 3a (form MC-025).

- b. ☐ for defendant (name each):

4. ☒ Plaintiff ☐ Defendant is entitled to possession of the premises located at (street address, apartment, city, and county):  
32788 SHEILA LANE, WILDOMAR, RIVERSIDE COUNTY, CA 92595

5. ☒ Judgment applies to all occupants of the premises including tenants, subtenants if any, and named claimants if any (Code Civ. Proc., §§ 715.010, 1169, and 1174.3).

## 6. Amount and terms of judgment

- a. ☒ Defendant named in item 3a above must pay plaintiff on the complaint:

(1) <input checked="" type="checkbox"/> Past due rent	\$ 7,400.00
(2) <input checked="" type="checkbox"/> Holdover damages	\$ 338.31
(3) <input checked="" type="checkbox"/> Attorney fees	\$ 500.00
(4) <input checked="" type="checkbox"/> Costs	\$ 450.00
(5) <input type="checkbox"/> Other (specify):	\$
(6) TOTAL JUDGMENT	\$ 8,688.31

- b. ☐ Plaintiff is to receive nothing from defendant named in item 3b.

☐ Defendant named in item 3b is to recover costs: \$  
and attorney fees: \$

- c. ☐ The rental agreement is canceled. ☒ The lease is forfeited.

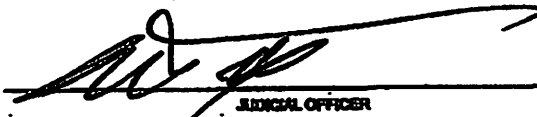
7. ☐ Conditional judgment. Plaintiff has breached the agreement to provide habitable premises to defendant as stated in Judgment—Unlawful Detainer Attachment (form UD-110S), which is attached.

8. ☐ Other (specify):

☐ Continued on Attachment 8 (form MC-025).

Date:

11/22/18

☒


JUDICIAL OFFICER

Date:

☐

Clerk, by \_\_\_\_\_, Deputy

(SEAL)

## CLERK'S CERTIFICATE (Optional)

I certify that this is a true copy of the original judgment on file in the court.

Date:

Clerk, by \_\_\_\_\_, Deputy

This must be in red to be a  
"CERTIFIED COPY"

Each document to which this certificate is attached  
is certified to be a full, true and correct copy of the  
original on file and of record in my office.

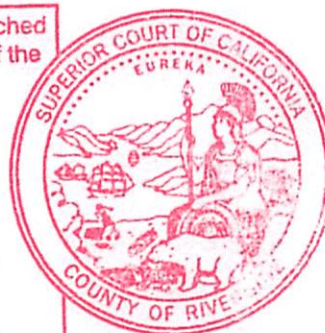
Superior Court of California  
County of Riverside

By \_\_\_\_\_

DEPUTY

Dated: \_\_\_\_\_

11/16/2018



Certification must be in red to be a  
"CERTIFIED COPY"

**CERTIFICATE OF SERVICE- PROOF OF SERVICE**

State of California, County of Orange:

I am employed in the county and state aforesaid. I am over the age of 18 and not a party to the within action; my business address is: 160 South Old Springs Road, Suite 170 Anaheim Hills, California 92808

On November 19, 2018, I served the foregoing document described as

**CREDITOR LIEN**

on the parties listed below in this action as follows:

Plaintiff's Counsel addresses:

Amorette Rinkleib (*Pro Hac Vice*)  
Russell S Thompson , IV (*Pro Hac Vice*)  
Thompson Consumer Law Group PLLC  
5235 E. Southern Ave., D106-618  
Mesa, AZ 85206  
Telephone: (602) 899-9189  
Facsimile: (866) 317-2674  
arinkleib@consumerlawinfo.com  
Attorney for Plaintiff

Elliot Albert Rosenberger, Esq.  
Biletsky Rosenberger  
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